

## **3.2 Commercial Development Scenarios**

The commercial development scenarios were developed using the existing commercial development codes for the City of Lincoln. The commercial zoning was assumed to be B-5. The planned unit development (PUD) layout was based on the current City zoning ordinance. A table of the development layout assumptions can be found in Appendix A.

As with the residential development, the development area was hypothetical, the commercial development layouts were intended to represent a general site and do not include complex commercial building arrangements. The commercial development layouts parameters were consistent between floodplain management alternatives to accurately compare the economic impacts to new development for the four management alternatives.

The commercial development economic evaluation followed the same procedures used for residential development except the development cost was calculated on a cost per acre basis. As with residential development, building costs were not considered in this analysis, while property values were based on those seen in the Midwest market.